

PMML

515 #3 DE VERNON,
AYLMER

5 126 SQ. Ft. | 1 commercial unit

FOR SALE



Véronique Joly

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PMML.CA



BUILDING TYPE

Industrial

HIGHLIGHTS

The building features a prefabricated steel structure, sheet metal cladding, concrete panels and outdoor parking.

PROPERTY DESCRIPTION

COMMERCIAL CONDO - Welcome to the 515 Vernon Street, a prime commercial real estate opportunity in the heart of Gatineau's industrial park (Aylmer). This exclusive offer represents a unique chance to establish your business in a state-of-the-art complex that harmoniously combines modern design and functionality.

ADDITIONAL INFORMATION

The SELLER does not give any legal warranty of quality to the buyer, [...]. (see broker for complete clause) 6,407,226, cadastre of Québec to be subdivided (private portion) into divided co-ownership (cadastres of common portions to come, if applicable)

ASKING PRICE

1 899 999 \$

+GST/+PST



**EXISTING FACILITIES
TO BE VERIFIED**

**YEAR BUILT
2022**



**LEASABLE AREA IN SQ.
Ft.
5,126 sq. ft.**



**PRICE PER SQ. Ft.
371 \$/SQ. Ft.**



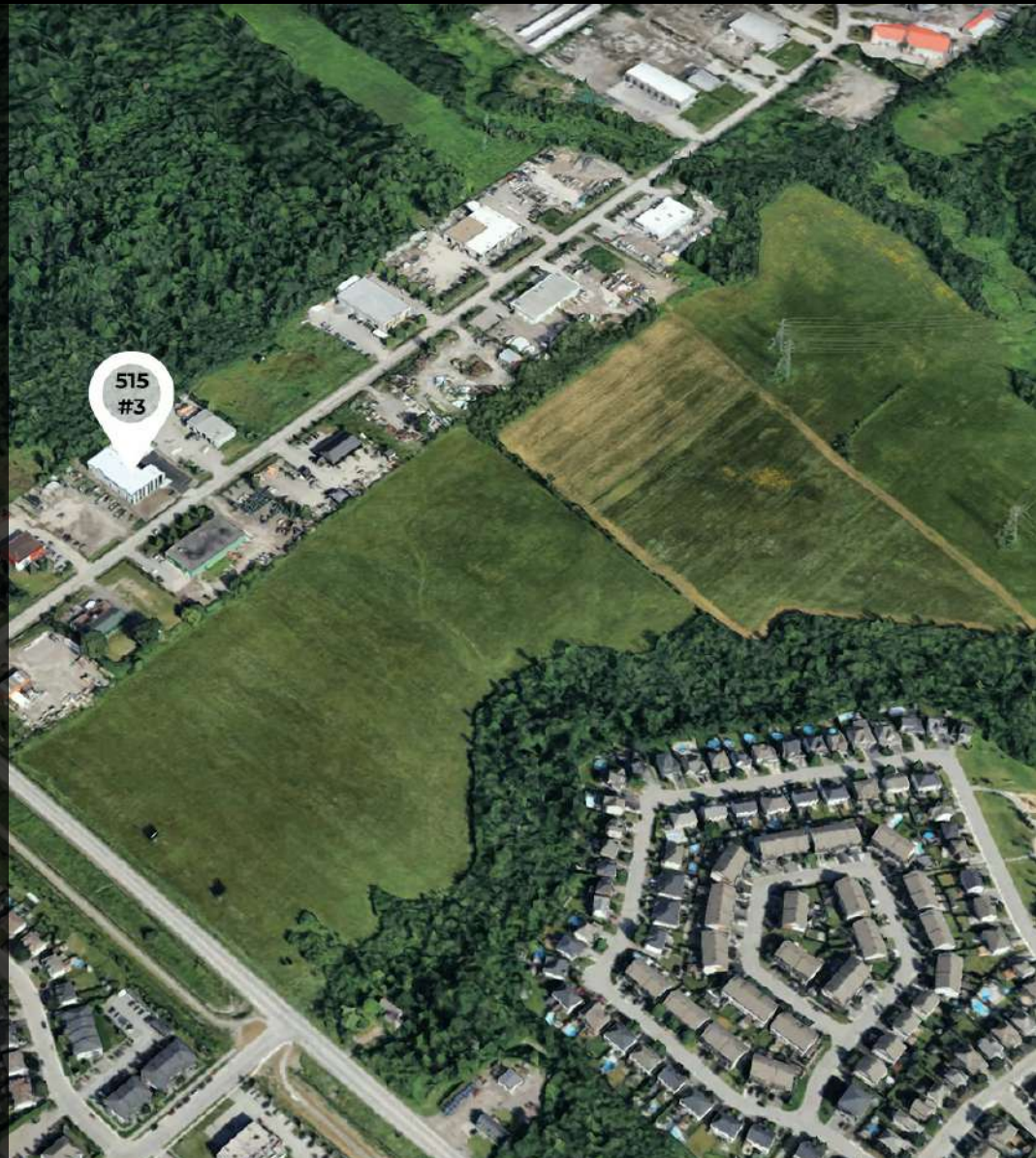
This is not an offer or promise to sell that could bind the seller to the buyer, but an invitation to submit such offers or promises. The remarks, descriptions, features and financial projections contained in the present document are for information only and should not be considered as being official or accurate without due diligence verification. The information herein disclosed comes from sources that we consider to be reliable, but for which we cannot guarantee the accuracy. It is upon the buyer's responsibility to verify all the information and to declare himself satisfied or not of his due diligence verification performed after an accepted promise to purchase.
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515 #3 de Vernon, Aylmer

MAIN ATTRACTIONS OF THE AREA

- Central location
- City services



BUILDING DESCRIPTION

BUILDING STORIES

FLOORS

2

CONSTRUCTION

STRUCTURE TYPE

Steel

DOORS AND WINDOWS CONDITION

Good condition

CONDITION OF ROOF

Good condition

FREE HEIGHT

24'

PARKING

Number of spots

To be confirmed as required

Parking surface

Exterior

SYSTEM

ELECTROMECHANIC

HVAC SYSTEM

REZNOR aerotherm

LIGHTS

Fluorescent

SECURITY SYSTEM

To be verified

FIRE ALARM SYSTEM

To be verified

BUILDING

AREA

TOTAL GROSS AREA IN SQ. Ft.

5,126 sq. ft.

LEASABLE AREA IN SQ. Ft.

5,126 sq. ft.

AVERAGE AREA PER UNIT IN SQ. Ft.

5,126 sq. ft.

MUNICIPAL ASSESSMENT

LAND

To be verified

BUILDING

To be verified

TOTAL

To be verified

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LAND

CADASTRAL NUMBER

6 407 226

LAND AREA IN SQ. Ft.

44,196 sq. ft.

ZONING

Zone: Co-13-057

Commercial: CFI, CMI, CGI (Low-, medium- and high-impact retail and services), CGSM
(Wholesale, specialty and manufacturing)

Industrial: I1, I2 (Research and development, industrial manufacturing)

OPTIMAL VOCATION

According to zoning

NEIGHBOURHOOD

ACCESS

Chem. Pink / Boul. Grives

PUBLIC TRANSPORTS

N/A

